

PRIORITY ONE



***Create, Integrate, and Manage
orderly and sustainable
development and growth of
our community.***

Create, Integrate and Manage orderly and sustainable development and growth of our community.



Work



Key Performance Indicators

1. Balance of Land Use Distribution
2. Percentage of overall budget of CLV projects approved not included in adopted Master Plan
3. Square Footage of Green Buildings designed and constructed per year

KPI 1

Balance of Land Use Distribution

City of Las Vegas Existing Land Use By Year, 1950-2006

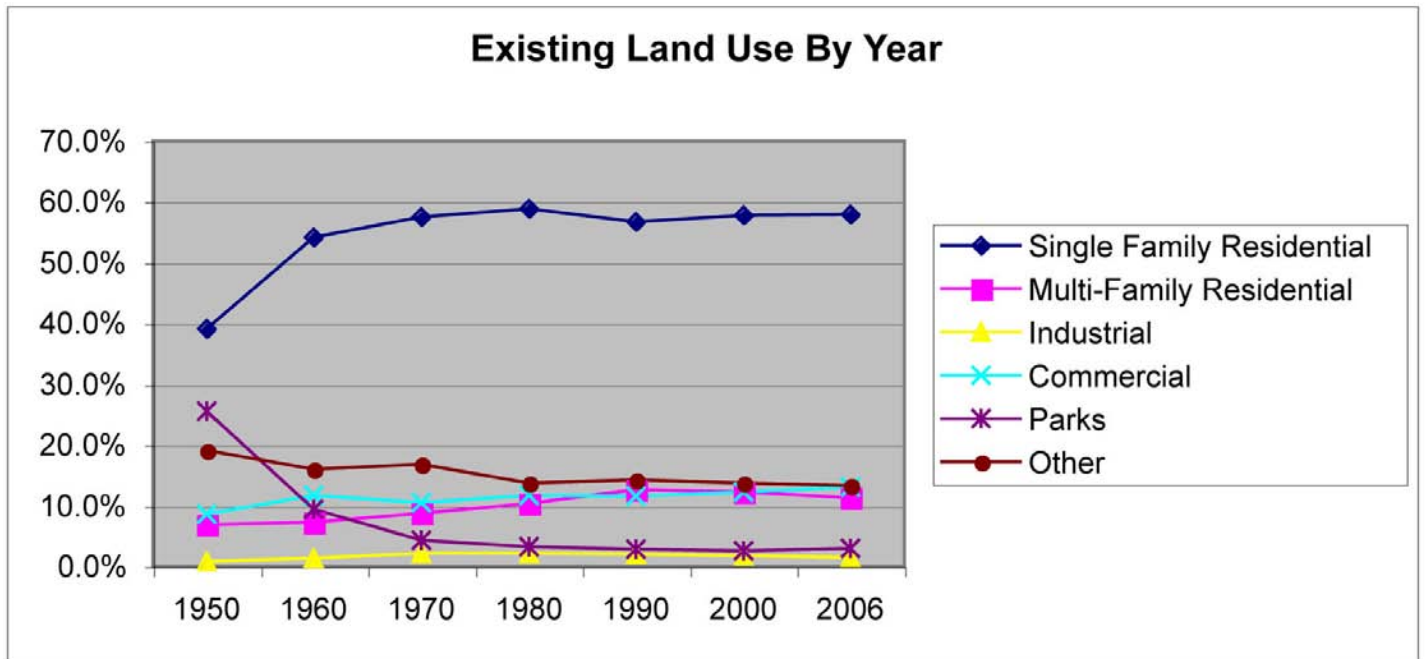
	1950	1960	1970	1980	1990	2000	2006
Single Family Residential	39.1%	54.2%	57.6%	58.9%	56.7%	57.7%	57.9%
Multi-Family Residential	6.9%	7.3%	8.7%	10.3%	12.6%	12.2%	11.3%
Industrial	0.8%	1.4%	2.2%	2.1%	2.0%	1.7%	1.5%
Commercial	8.5%	11.7%	10.5%	11.7%	11.6%	12.2%	13.0%
Parks	25.5%	9.4%	4.3%	3.3%	2.8%	2.5%	2.9%
Other	19.1%	16.0%	16.7%	13.7%	14.3%	13.7%	13.3%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The City of Las Vegas has consistently seen in excess of 65% of development (net of right-of way and vacant land) allocated to residential development.

- After an increase in land allocated to multi-family development in the 1970s through the early 1990s, the share of development allocated to multi-family has decreased in the last decade.
- The percentage of land allocated to parks has increased in recent years, but is still only 2.9% of net developed land.

KPI 1

Balance of Land Use Distribution



As the graph shows, single family-development has consistently dominated development in the city of Las Vegas and the share of land allocated to multi-family has decreased in recent years.

KPI 1

Balance of Land Use Distribution

Land Use Distribution For Key Cities

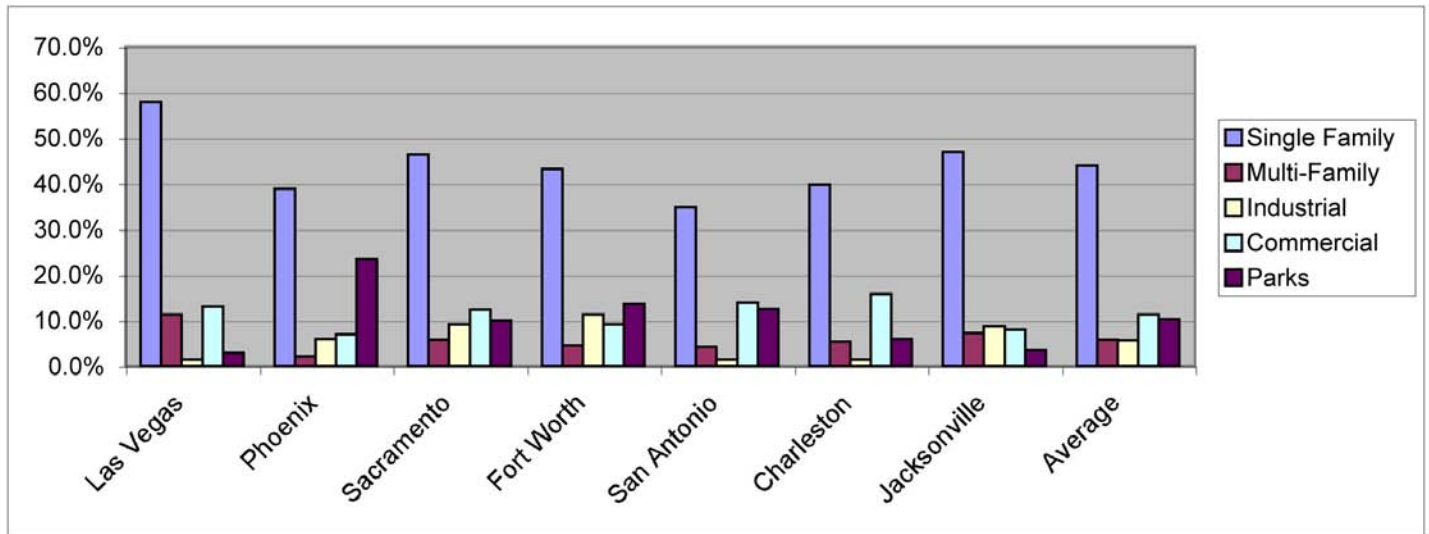
	Las Vegas	Phoenix	Sacramento	Fort Worth	San Antonio	Charleston	Jacksonville	Average
Single Family	57.9%	38.8%	46.3%	43.2%	34.7%	39.7%	46.9%	43.9%
Multi-Family	11.3%	2.2%	5.8%	4.5%	4.2%	5.4%	7.3%	5.8%
Industrial	1.5%	5.9%	9.1%	11.4%	1.4%	1.5%	8.7%	5.6%
Commercial	13.0%	7.0%	12.3%	9.1%	13.9%	15.8%	7.9%	11.3%
Parks	2.9%	23.5%	10.0%	13.6%	12.4%	6.0%	3.5%	10.3%

* Net of vacant and right-of-way

- The city of Las Vegas has a considerably higher share of developed land allocated to residential development than comparable cities.
- The city of Las Vegas is considerably lower than other cities in terms of parks as a percentage of net development.
- While the park acreage is low within the city limits, there are a large number of regional recreation opportunities (Red Rock, Lake Mead, etc.) that other municipalities may not be able to supplement their park space with.
- The City has less Industrial acreage than other comparable cities on average.

KPI 1

Balance of Land Use Distribution



The bar chart clearly illustrates the relatively high allocation of residential uses and the relatively low allocation of Industrial in the city of Las Vegas.

KPI 1

Balance of Land Use Distribution

Existing and Planned Land Use Mix

	Current	Vacant	Buildout
Single Family Residential	57.9%	46.9%	54.4%
Multi-Family Residential	11.3%	10.2%	11.0%
Industrial	1.5%	2.9%	2.0%
Commercial	13.0%	20.8%	15.5%
Parks	2.9%	10.9%	5.4%
Other	13.3%	8.3%	11.8%
Total	100.0%	100.1%	100.0%

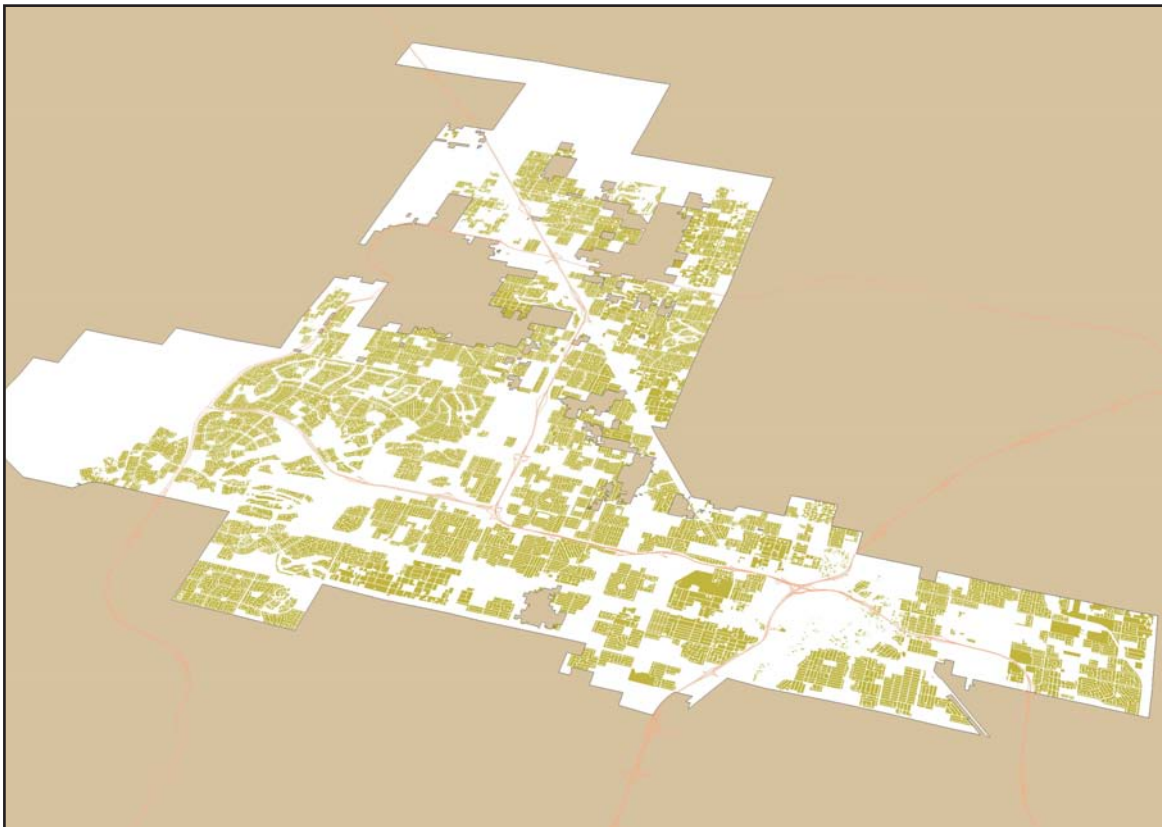
The planned land use of currently vacant land in the city of Las Vegas provides the opportunity to move closer to the balance of land uses seen in comparable cities.

- Approximately 10% of currently vacant land is earmarked for parks, which is right in line with the generally accepted national standard for park development.
- Vacant land has 10% less allocated to residential, than the current land use mix.

KPI 1

Balance of Land Use Distribution

Single Family

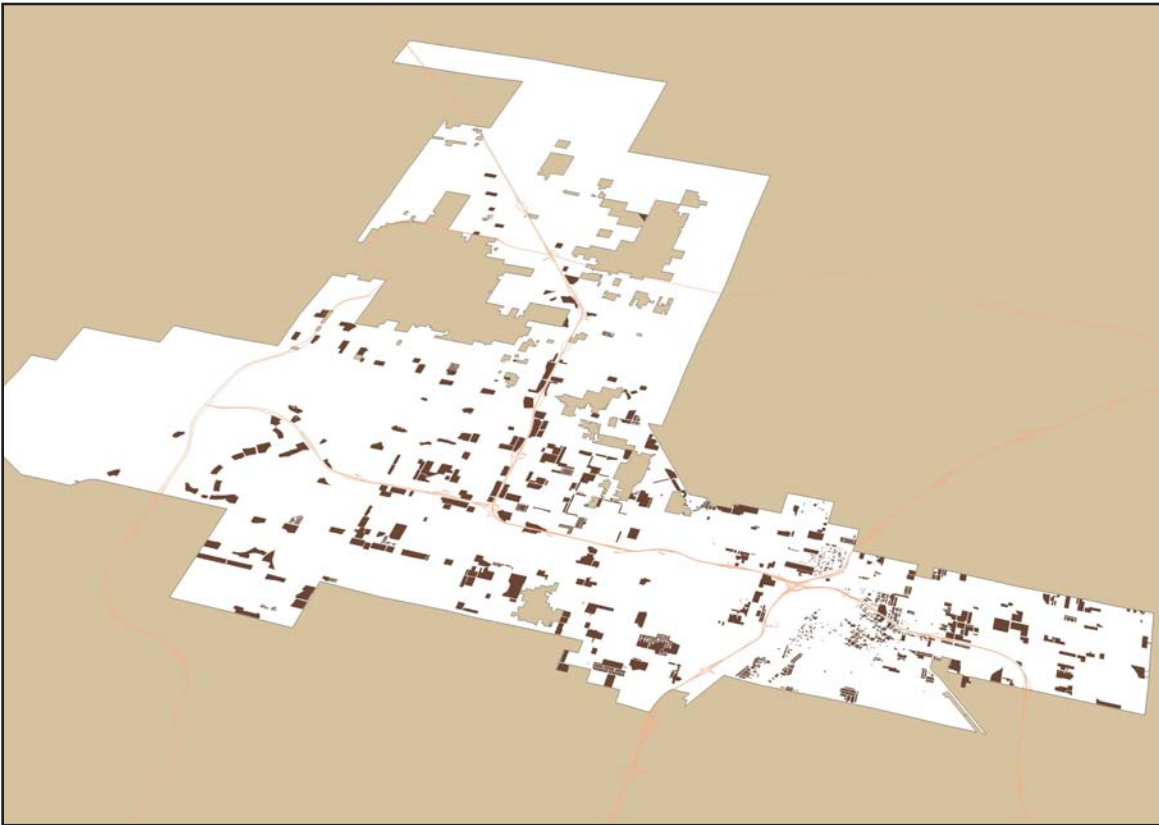


Once we move outside the downtown, we can clearly see the dominance of single family development distributed throughout the city of Las Vegas.

KPI 1

Balance of Land Use Distribution

Multi-Family

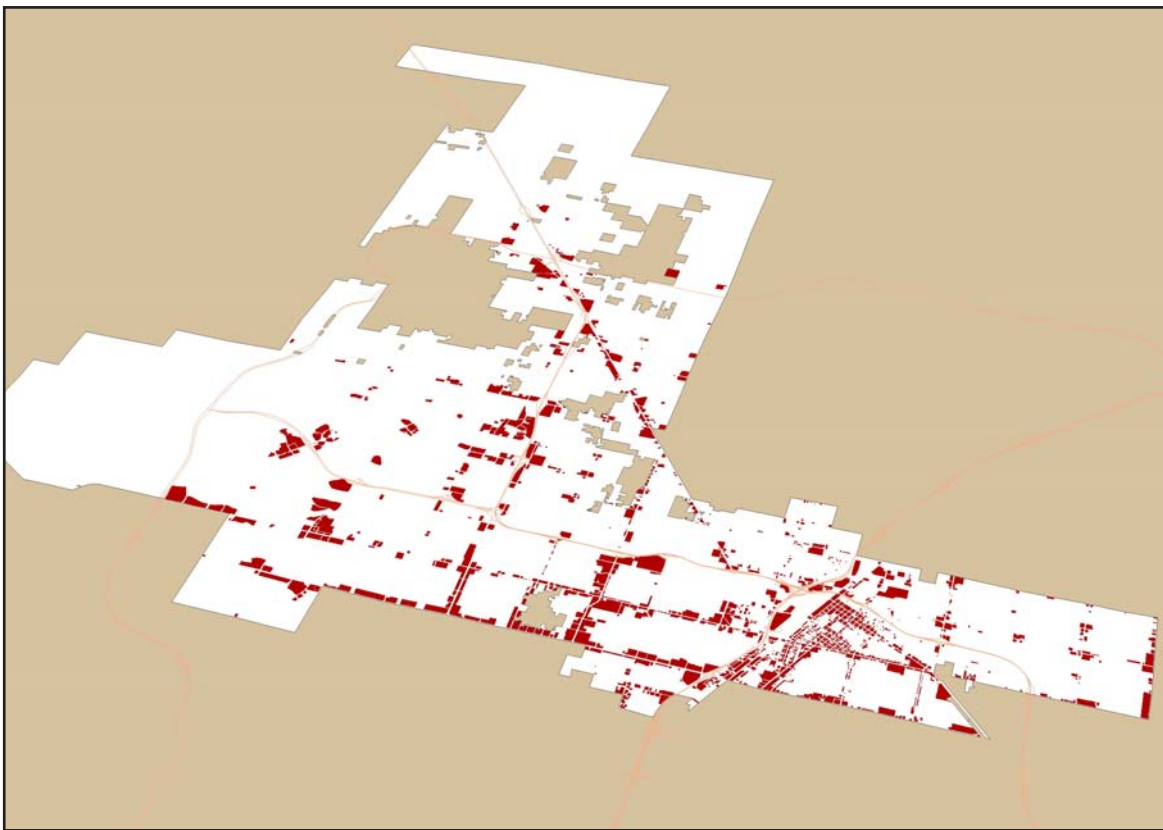


Multi-family development is focused largely along the major arterials, and primarily in those areas developed prior to the late 1990s. The newer parts of the Northwest, for instance, have much less multi-family development.

KPI 1

Balance of Land Use Distribution

Commercial

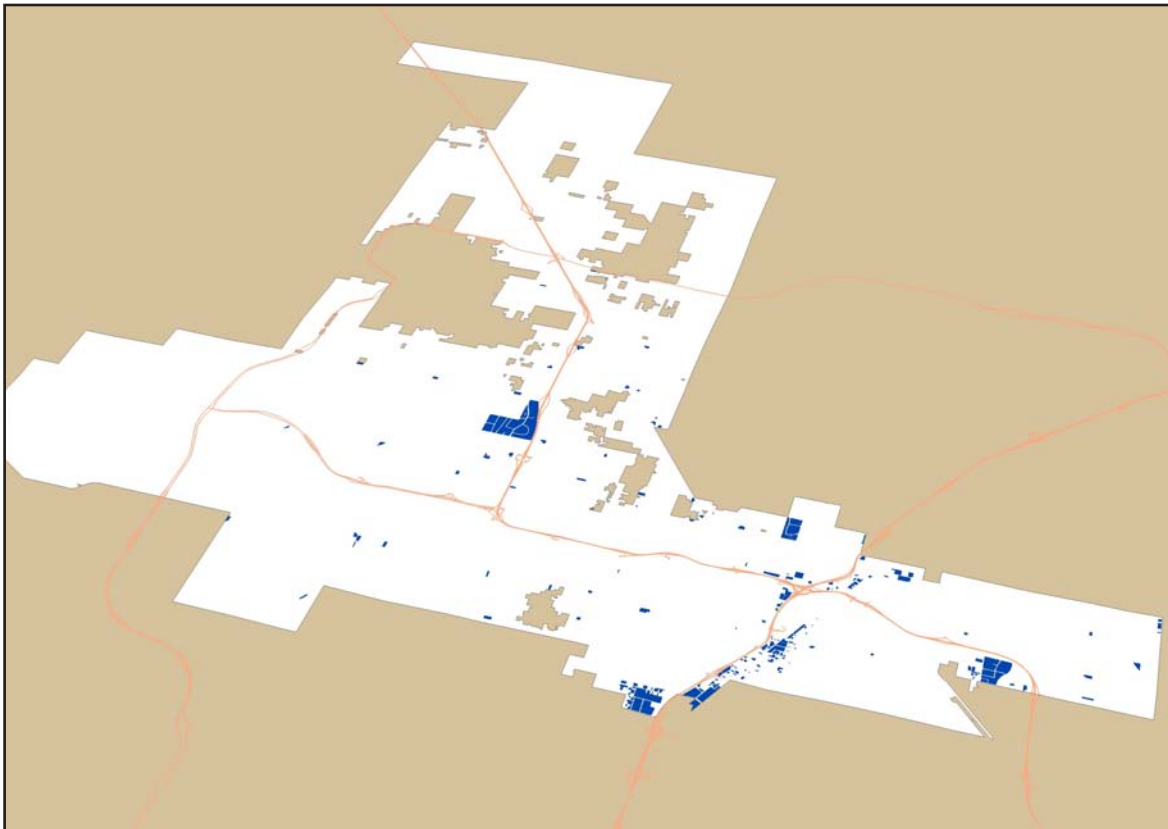


The commercial land uses in the city of Las Vegas, as in most municipalities, are focused along the major arterials and interstate highways, as well as throughout the downtown.

KPI 1

Balance of Land Use Distribution

Industrial

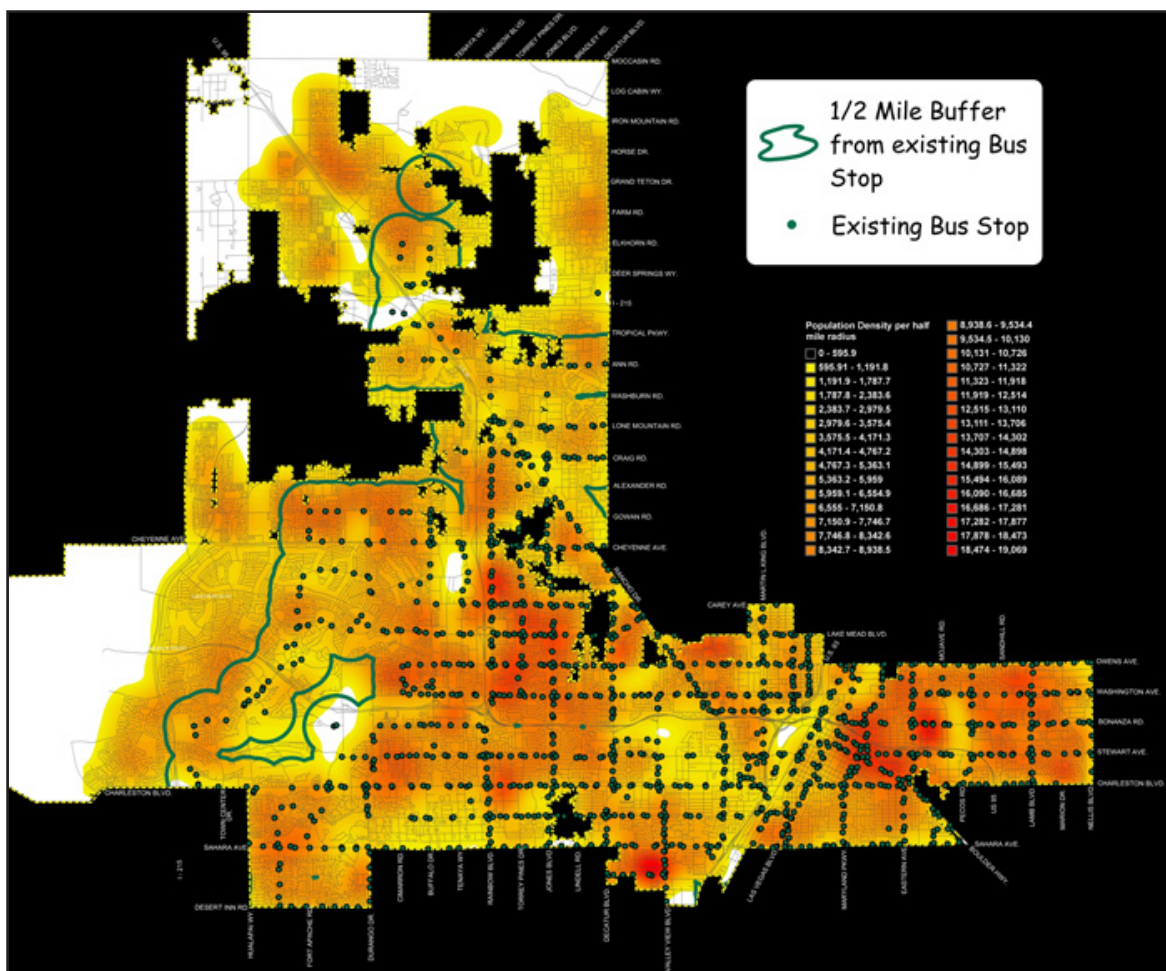


The industrial land in the city of Las Vegas is focused in the downtown area and in industrial parks. Also scattered throughout the City are mini-storage facilities that are classified as industrial uses.

KPI 1

Balance of Land Use Distribution

Bus Stop Locations

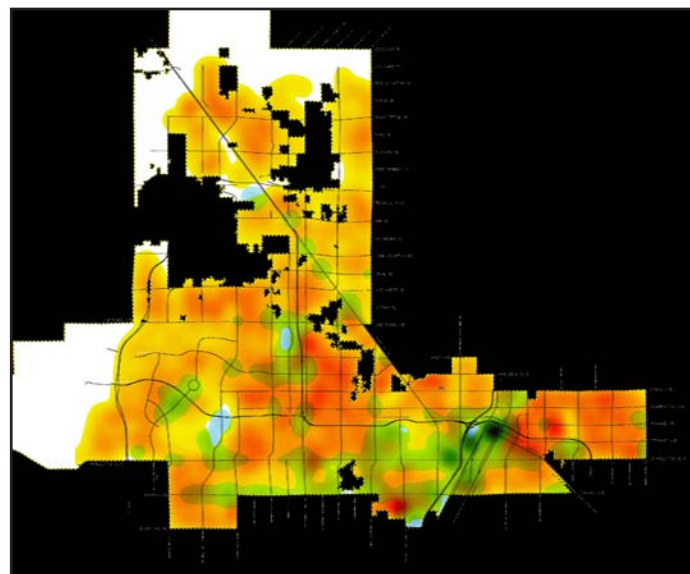
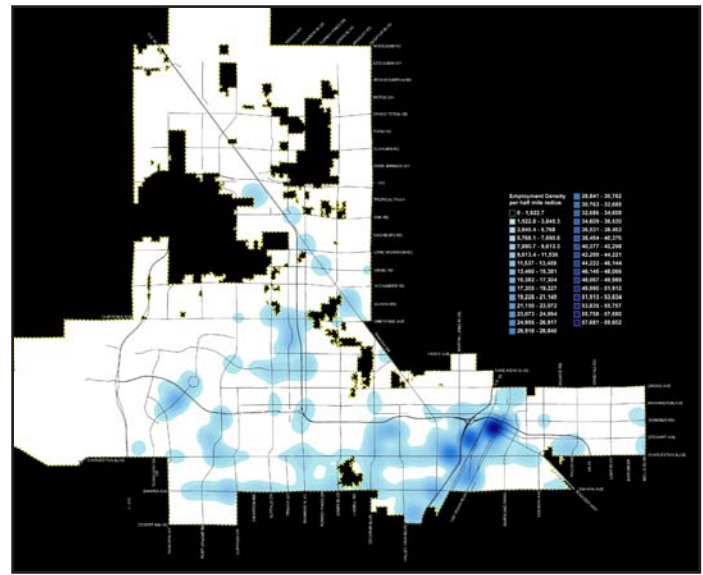
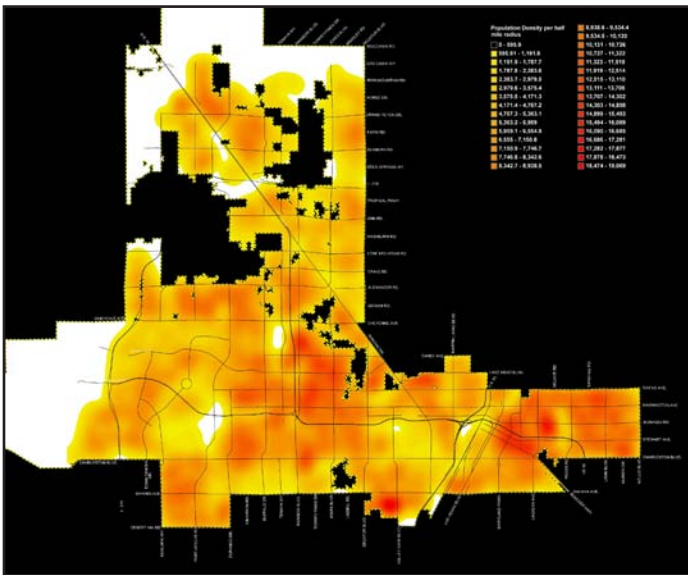


There are few areas of the city where residents live more than one-half mile from a bus stop (83.6% of CLV residents live within one-half mile of a bus stop). Only in the most recently developed areas of the city, the far west and northwest, are residents greater than one-half mile from a bus stop.

KPI 1

Balance of Land Use Distribution

Employment/Population Density

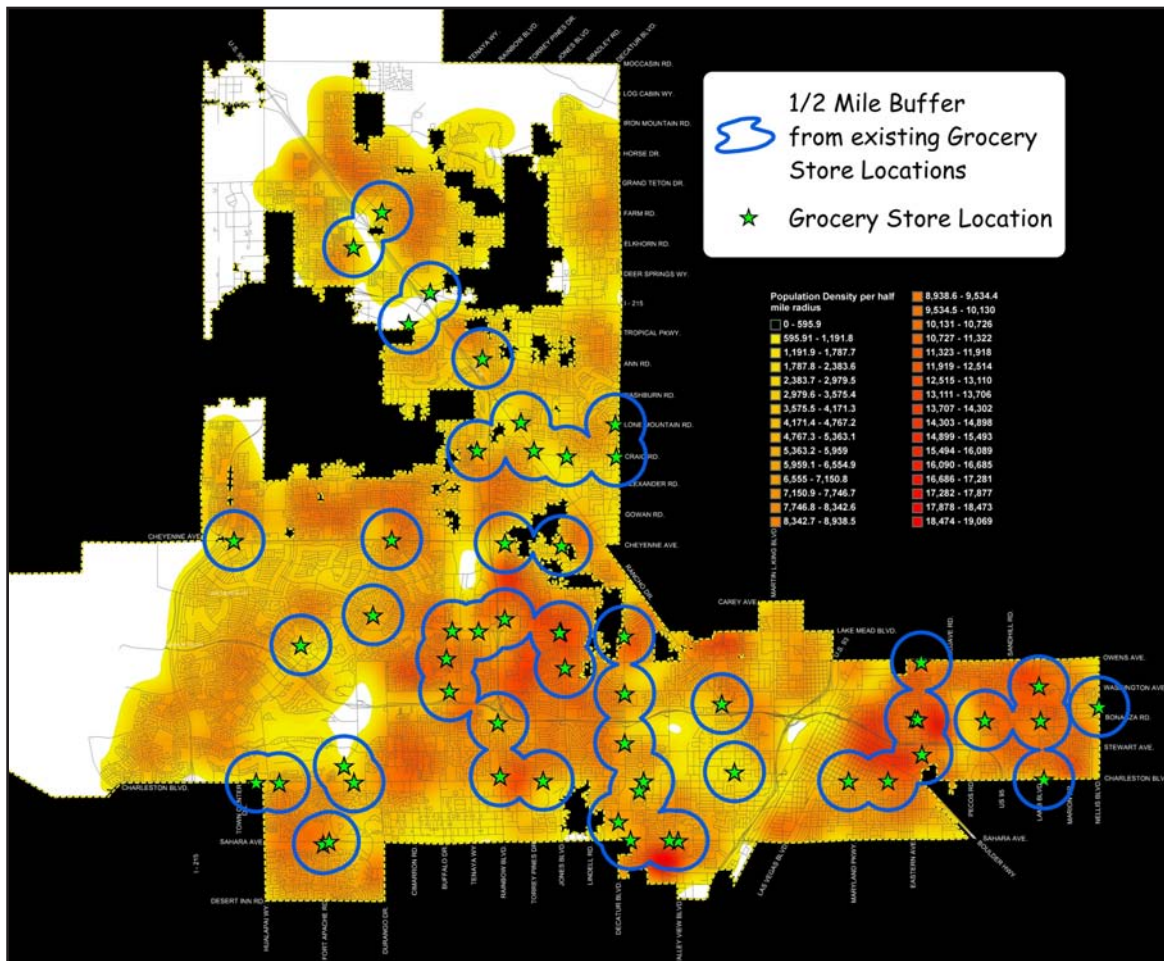


- The orange areas on the first map represent a high concentration of dwelling units.
- The blue areas on the second map depict those areas which have a high concentration of employment.
- The Green areas on the third map show those areas that have both dense population and employment, helping to illustrate those areas that have an appropriate balance of jobs and housing.

KPI 1

Balance of Land Use Distribution

Grocery Location

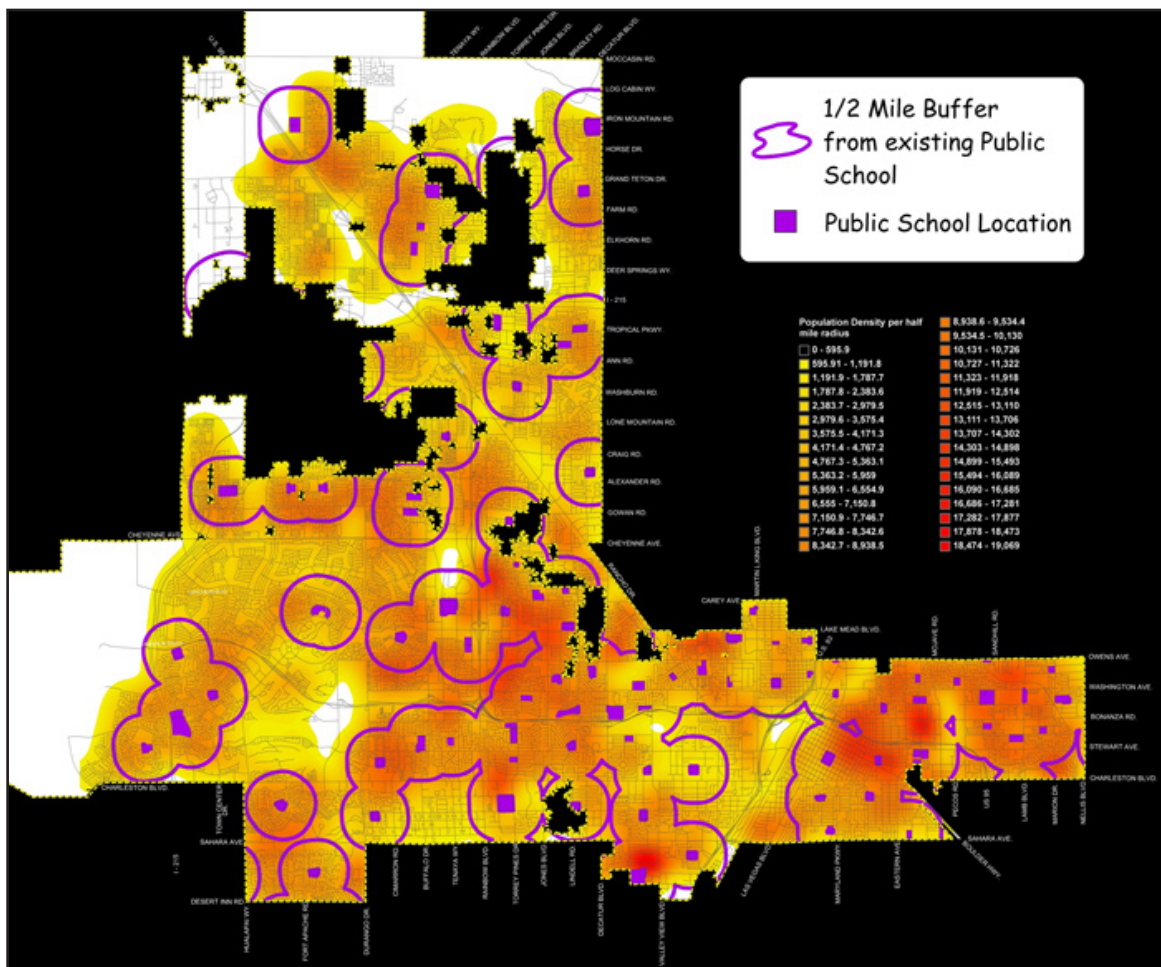


Grocery store concentration is greatest in established areas where population density is the highest (39.3% of CLV residents live within one-half mile of a grocery store).

KPI 1

Balance of Land Use Distribution

School Locations

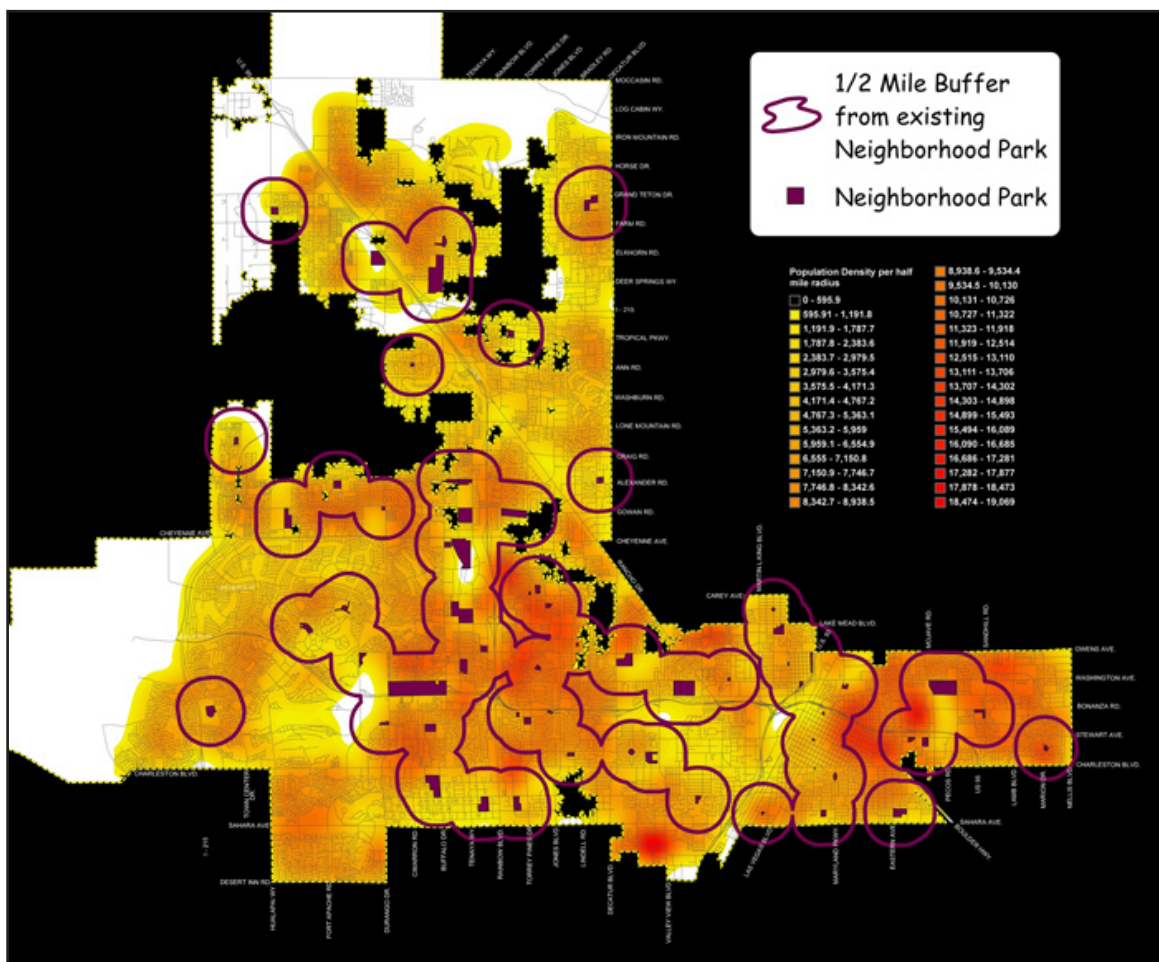


School locations are most concentrated in older, established areas (69.3% of CLV residents live within one-half mile of a school). School construction tends to follow residential development, both chronologically and geographically. In addition, new areas have fewer multi-family units, which lead to lower densities of overall population and school age population.

KPI 1

Balance of Land Use Distribution


City Park Locations




Currently 52% of the residents of the city of Las Vegas live within one-half mile of an existing city of Las Vegas park.

KPI 2


Percentage of overall budget of city of Las Vegas projects approved not included in adopted master plan



MASTER PLAN
AND
CAPITAL
IMPROVEMENT
PLAN
INTEGRATION



CITY OF LAS VEGAS, DEPARTMENT OF PLANNING AND DEVELOPMENT, COMPREHENSIVE PLANNING DIVISION



KPI 2

Percentage of overall budget of city of Las Vegas projects approved not included in adopted master plan

The Master Plan is the fundamental planning document for the development and growth of our community. The majority of approved city of Las Vegas projects are included in an adopted Master Plan Element. This is essential as it ensures a balanced approach to implementation of the Master Plan and allows for efficient tracking of Master Plan policies.

Percentage of overall budget of City of Las Vegas projects approved not included in adopted Master Plan

- Fiscal year - 47%
- Fiscal year - 29%

As a policy document, the Master Plan provides guidance on the future development of the city. The goals, objectives and policies contained in the Master Plan are arranged around the following themes; reurbanization, neighborhood revitalization, newly developing areas, economic diversity, cultural enhancement, fiscal management and regional cooperation. One method to implement the Master Plan is through the city's five-year Capital Improvement Plan (CIP). The POST Modern and the Alexander/Hualapai Softball Complex on the following page are two examples of CIP projects that implement Master Plan policies.

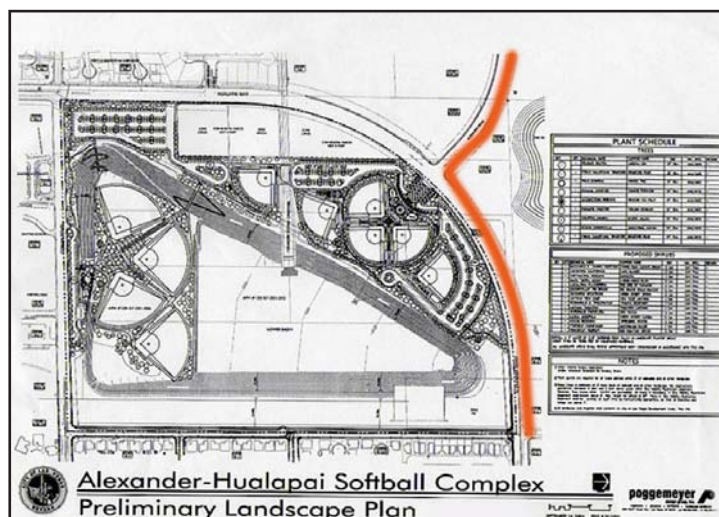
KPI 2

Percentage of overall budget of city of Las Vegas projects approved not included in adopted master plan

Policy 1.4.1 — That the buildings within the greater Downtown area which have been identified on the City's inventory of historic structures be adaptively reused where feasible ...

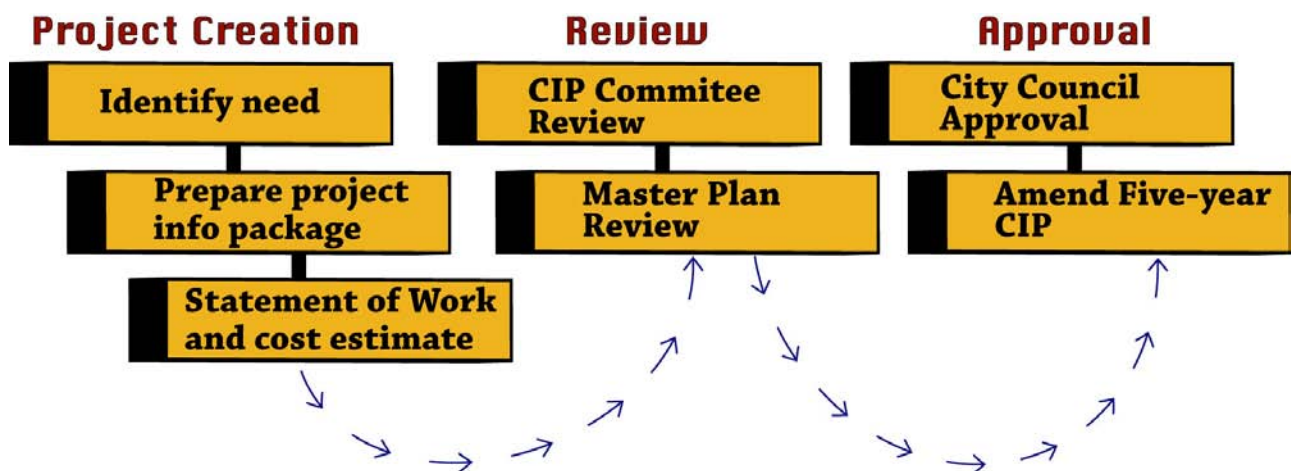


Policy 3.6.7 — That the City encourage the development of parks that link with and take advantage of trail and pedestrian/bike traffic plans



KPI 2

Percentage of overall budget of city of Las Vegas projects approved not included in adopted master plan



The CIP is a management and fiscal planning tool the City uses for financing and constructing needed public improvements and facilities. It is essential that CIP project proposals support, rather than contradict, plans and policies previously adopted by the City Council in order to coordinate and direct the physical development of the City. In evaluating each CIP proposal, particular attention should be given to the conformity of proposals with the Comprehensive Plan, the City's broadest overall policy and planning tool for managing growth.

KPI 3

Square Footage of Green Buildings designed and constructed per year

- Energy Star Homes:
 - 53 active subdivisions in development.
 - 25 participating home builders.
- Water Smart Home:
 - 300 certified new homes.
 - 445 currently pending.
- USGBC LEED certification pending on 6 projects totaling 439,378 commercial square feet and 296 residential units, including:
 - Molasky Corporate Center, future SNWA Headquarters,
 - 7-story mixed use development at Main and Bonanza,
 - Faciliteq furniture showroom with live/work unit
 - LEED Platinum Certification*
 - Lied Regional Animal Shelter
 - Springs Preserve Visitors Center
 - Springs Preserve Desert Living Center

* LEED Platinum Certification pending on three buildings within the City. Only 14 buildings nationwide have been certified as LEED Platinum to date.

KPI 3

Square Footage of Green Buildings designed and constructed per year



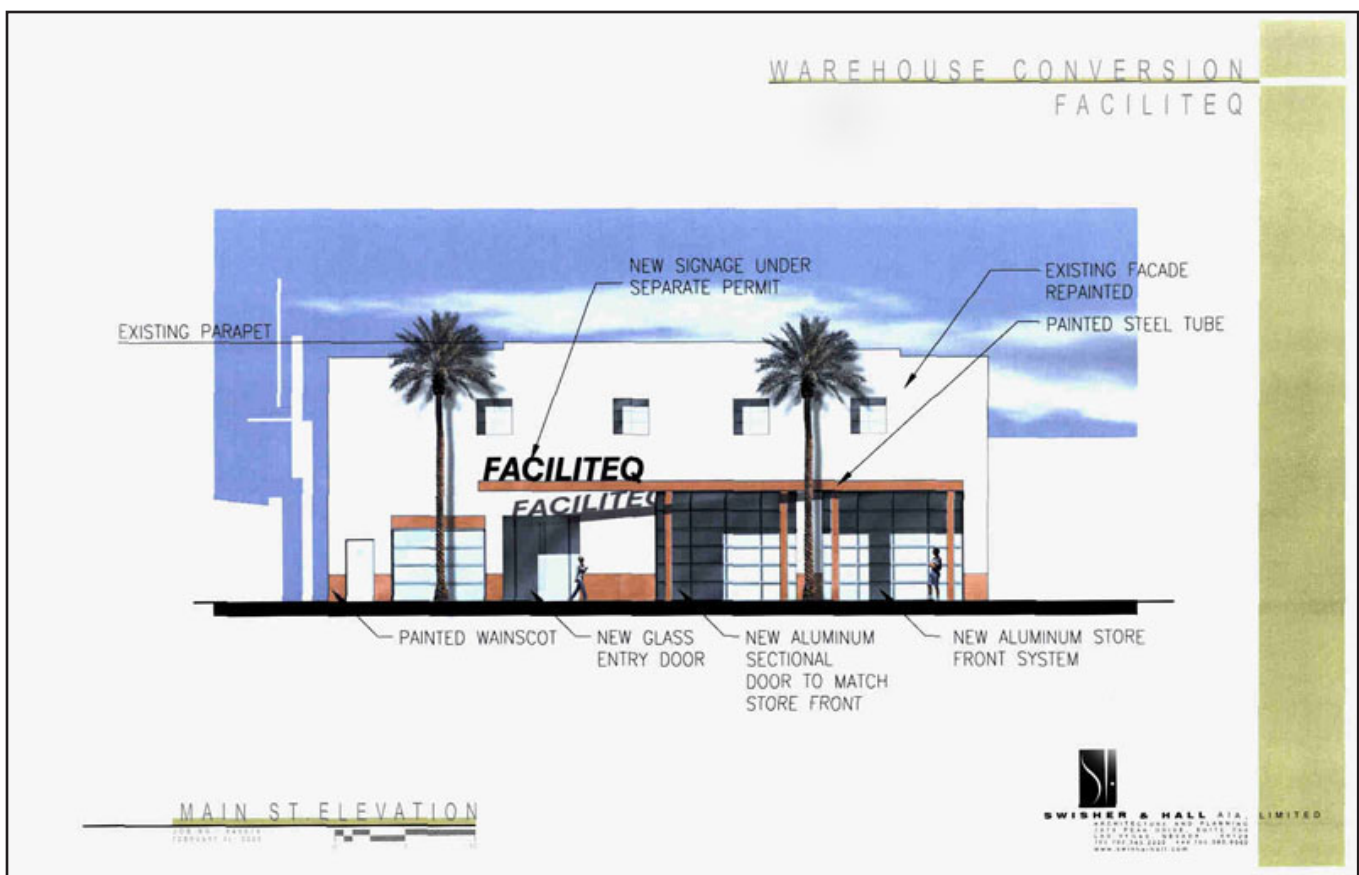
The Molasky Corporate Center (265,000 square feet) will be Las Vegas' first LEED-certified Class A office tower

- incorporates state of the art strategies for site development, efficient water and energy systems, low maintenance materials, smart building controls and other cost-effective services and amenities
- headquarters to the Southern Nevada Water Authority and the Las Vegas Valley Water District

KPI 3

Square Footage of Green Buildings designed and constructed per year

LEED Certification Pending



A furniture showroom with a live-work unit located on South Main Street in the Arts District also is pending LEED certification (10,678 square feet).

KPI 3

Square Footage of Green Buildings designed and constructed per year

LEED Platinum Certification Pending



The Lied Regional Animal Shelter, the first phase of which is complete, will produce 65% of its required energy through the use of photovoltaic solar panels and six wind turbines.

- The structures are cooled by a system of indirect evaporative cooling, automated vent louvers and an exhaust chimney which passively controls airflow. Furthermore, enormous water savings are accomplished throughout.
- Will use 78% reclaimed water to clean dog kennels and service landscaping using The Living Machine™ which uses bacteria, algae, protozoa, snails, fish and plants to remove pollutants from the water.

KPI 3

Square Footage of Green Buildings designed and constructed per year



Two LEED Platinum buildings currently under construction at the Springs Preserve — the Visitors Center and Desert Living Center.

- The Visitors Center and Desert Living Center will include passive heating and cooling as well as earth-rammed walls to improve insulation.
- Maximum use of natural daylight will reduce electricity needed for lighting.
- Shredded blue jeans, railroad ties, weathered steel siding and other recycled materials will be used in the construction of the building for greater resource efficiency.

KPI 3

Square Footage of Green Buildings designed and constructed per year



- Energy Star Homes:
 - 53 subdivisions in development
 - 25 participating home builders: Pardee, K B Home, Centex, Rimini, Lennar, Concordia, Rhodes, Meritage, Astoria, Avante, Standard Pacific, Signature, Celebrate, Ryland, Southwest, Amstar, Westmark, Desert Wind, Toll Brothers, Story Book, Warmington, Pulte, Engle, Spinnaker, Distinctive Homes.
- Water Smart Home:
 - 300 certified new homes;
 - 445 currently pending from builders K B Home, R/S Development, Astoria Homes, and Warmington Homes.